

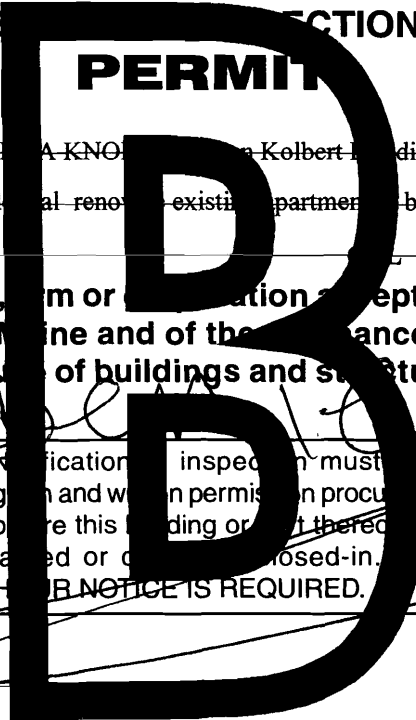
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071488



This is to certify that KNOLL SCOTT W & MELBA A KNOLL via Kolbert Building
has permission to Change of use to 2 unit residential renovation existing apartment basement
AT 83 WEST ST 063 B007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Director - Building & Inspection Services

DENIED

PENALTY FOR REMOVING THIS CARD



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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 8, 2008

Scott & Melissa Knoll
83 West Street
Portland, ME 04102

RE: 83 West Street – 063-B-007 – R-4 – Permit #07-1488

Dear Scott & Melissa,

Last night on February 7, 2008, as you know, the Zoning Board of Appeals denied your variance appeal and then allowed you to withdraw the conditional use appeal without prejudice. Without the granted appeals, your permit application to allow the change of use from a single family dwelling to a two family dwelling can not be issued. Therefore your permit application is denied at this time.

If you have your original receipt, and you bring that receipt into our office, you can get a partial refund of your submitted permit fee as detailed directly on the receipt.

If you have any questions, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1488	Issue Date:	CBL: 063 B007001
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Location of Construction: 83 WEST ST	Owner Name: KNOLL SCOTT W & MELISSA K	Owner Address: 83 WEST ST	Phone:
Business Name:	Contractor Name: Dan Kolbert Building & Renovation	Contractor Address: 90 Gray St Portland	Phone 2076507650
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-4

Past Use: Single Family Home	Proposed Use: 2 Family residential -Change of use to 2 unit residential renovate existing apartment in basement	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: Change of use to 2 unit residential renovate existing apartment in basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 12/07/2007	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p>Historic Preservation</p> <p><i>within</i></p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<p style="font-size: 2em; font-weight: bold; color: red;">Denial</p>		

DENIED

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>83 West Street</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING ~1000 sq ft (no additional)</u>		Square Footage of Lot <u>~5320 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>63 B 7</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Melissa + Scott Knoll</u> Address <u>83 West Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 772-1119</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>120⁰⁰/10</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>two family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Renovate existing apartment in basement and bring it up to current code standards.</u>		
Contractor's name: <u>Dan Kolbert Building and Renovations</u> Address: <u>90 Gray Street</u> City, State & Zip: <u>Portland, ME 04102</u> Telephone: <u>799-8799</u> Who should we contact when the permit is ready: <u>Melissa + Scott Knoll</u> Telephone: <u>772-1119</u> Mailing address: <u>83 West Street Portland, ME 04102</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 12/7/07

This is not a permit; you may not commence ANY work until the permit is issue

December 5, 2007

Dear Planning and Development Department,

Thank you for considering our request to convert the doctors office in our basement into an approved apartment which we would intend to rent. The prior owner of our house, Dr. Fox converted the basement into doctor's office in the 1950's and it was used for commercial purposes on and off until 2006. Following a zoning meeting in 2006 it was decided that the space could never again be used for general commercial purposes but that both the neighbors and the zoning department supported proper conversion to an apartment. It should also be noted that our home is already listed as a two family by the assessment office website. The unit has a separate entrance and address already, listed as 200 Vaughan Street. We are proposing to renovate the unit to add a full kitchen and shower as well as a proper means of secondary egress. The only visible changes to the outside of the building will be two window and window wells (one to be used as an emergency egress) and a new residential door. We have discussed and reviewed the concepts proposed with Deb Andrews from the Historic Dept. and she thought the added windows wouldn't be a historic dept problem and that replacing the current ugly metal industrial/commercial 200 Vaughan Street door would be a great improvement to the house and neighborhood.

The construction details of our plan are not included at this time. We expect to meet with the zoning board to ensure that we can use this space as a residential unit and wanted to ensure that they would accept our proposal prior to creating construction plans. Once the variance is secure, we can submit the construction drawings and work with the historic department for design input.

If you have questions regarding our proposal, please feel free to contact us.

Best regards,

Melissa & Scott Knoll
83 West Street
Portland, ME 04102

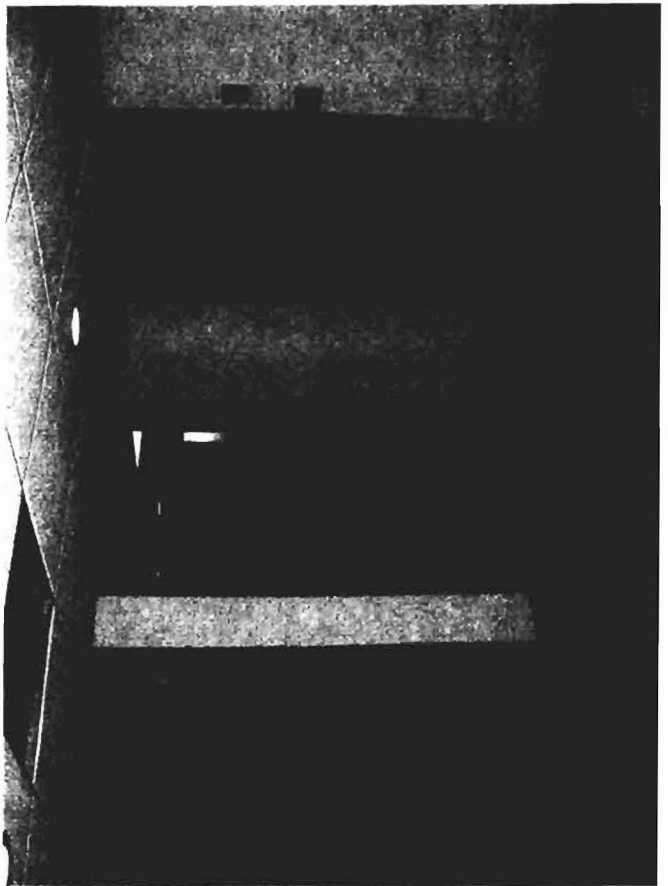
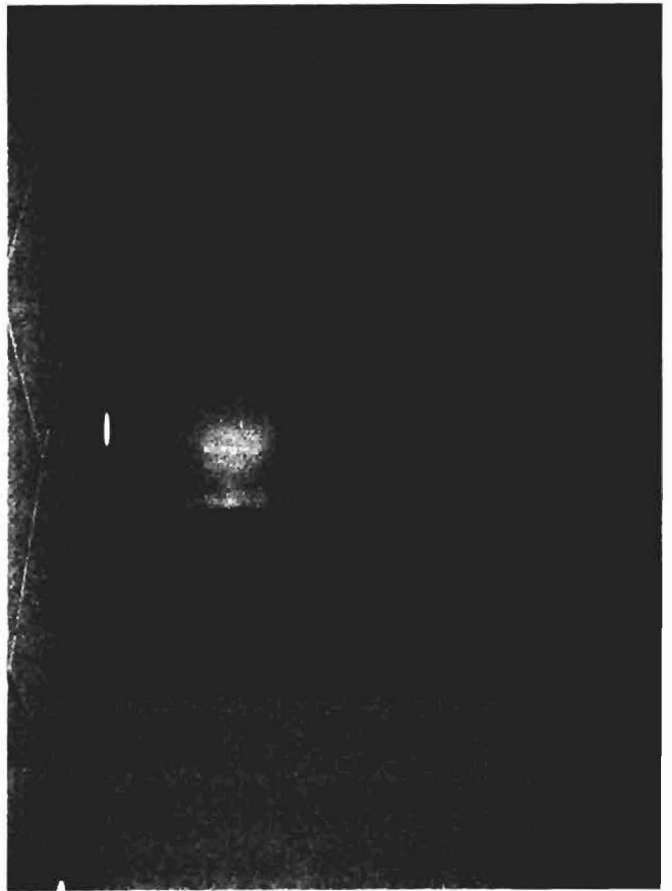
Attached please find:

- Current office pictures (inside and out)
- Plot plan
- Apt plan
- Potential entrance door and egress window examples

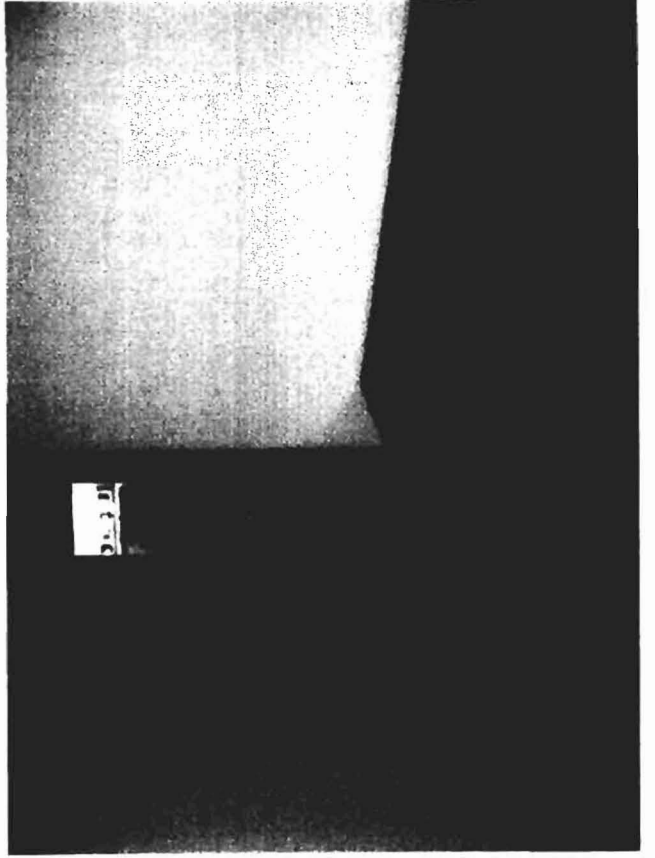
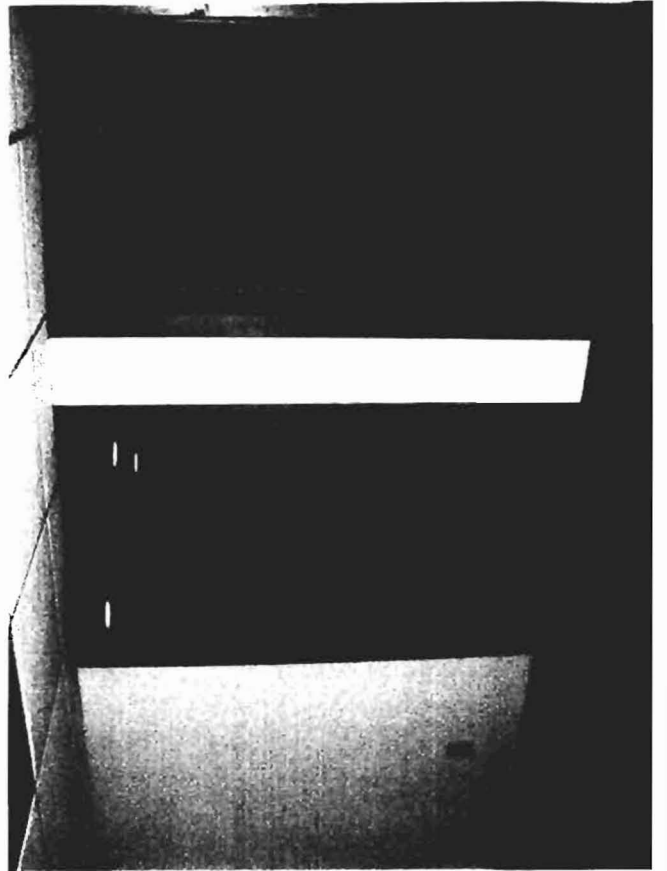
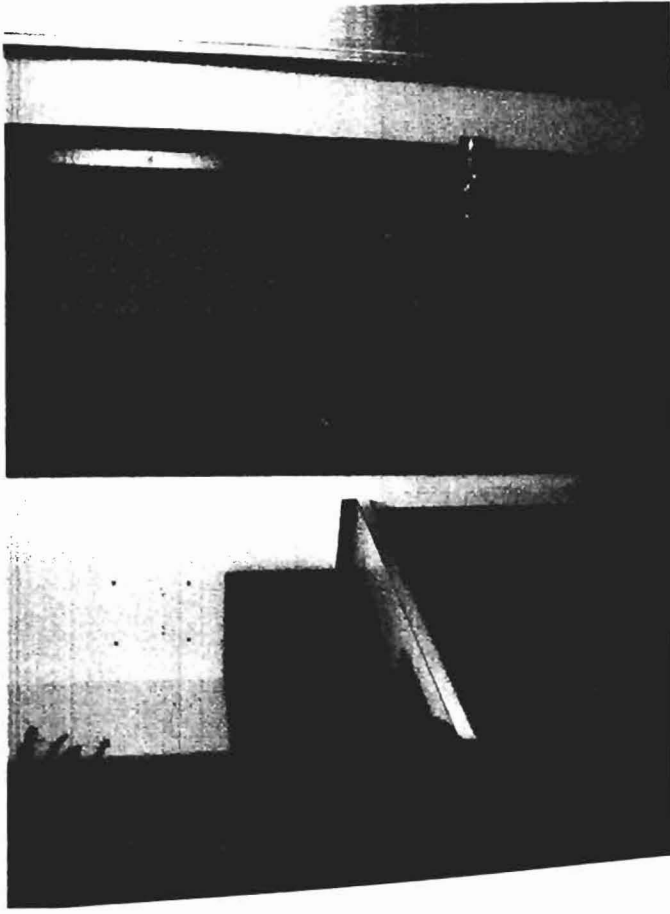
Conversion of basement doctors office to apartment (200 Vaughn St)

- The 200 Vaughn St space was Dr. Fox's MD office in the 50's through the 70's. Maine Med and other businesses rented the space in the 80's through 2006. At a zoning appeal in Feb/March 2006 the zoning board and neighbors asked that that the space never again be used as commercial space and suggested that an apartment would be a much better use.
- Since the last commercial tenant (Johnson and Jordan Inc.) moved out in October 2006 the space has been vacant.
- We are now interested in proceeding to look into the permitting and process required to make the conversion to an apartment which will require a number of changes including adding an egress window to the rear of the house, shower, kitchen, etc.
- Our house is already listed on the zoning and assessment websites as a "two family".
- On the following pages are the pictures of the existing space and drawings of the proposed layout.
- Deb from Historic was over and has reviewed adding the egress and other windows to the space. She thought it would also be great to replace the commercial looking metal door to a nicer wooden door which we would work with her to specify.
- Net, net the changes should improve the character and historic presence of our house.

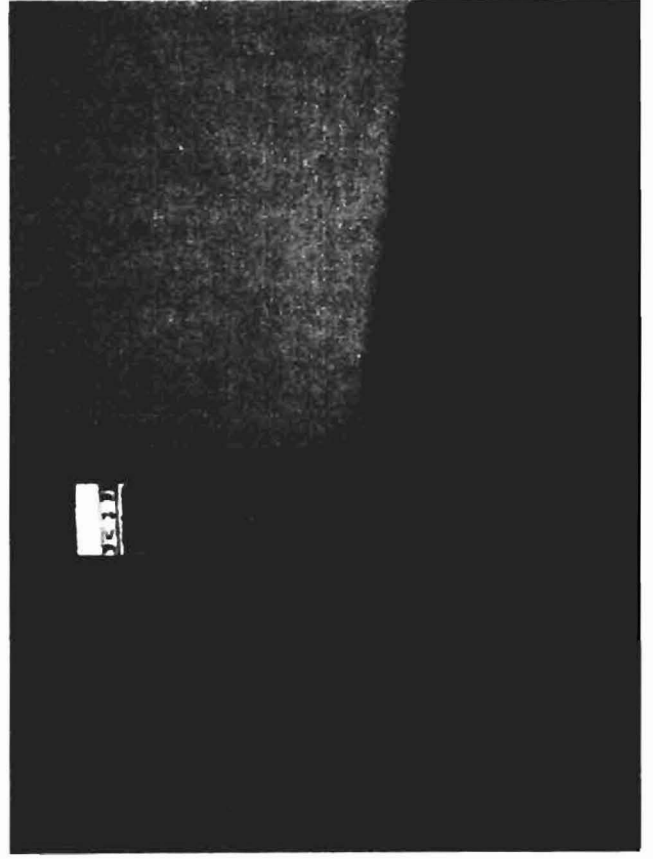
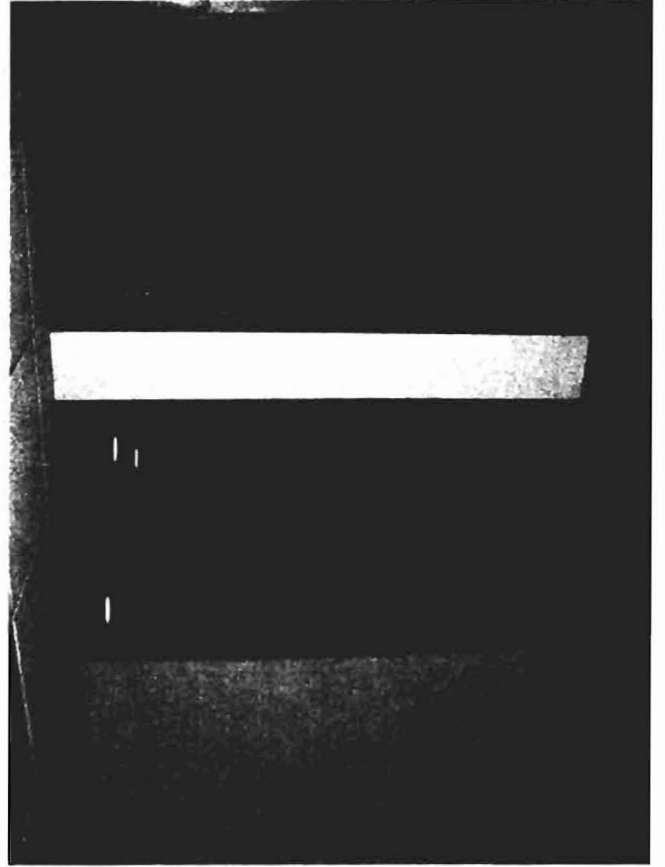
Pictures from
current 200
Vaughan St.
entrance and
office space.

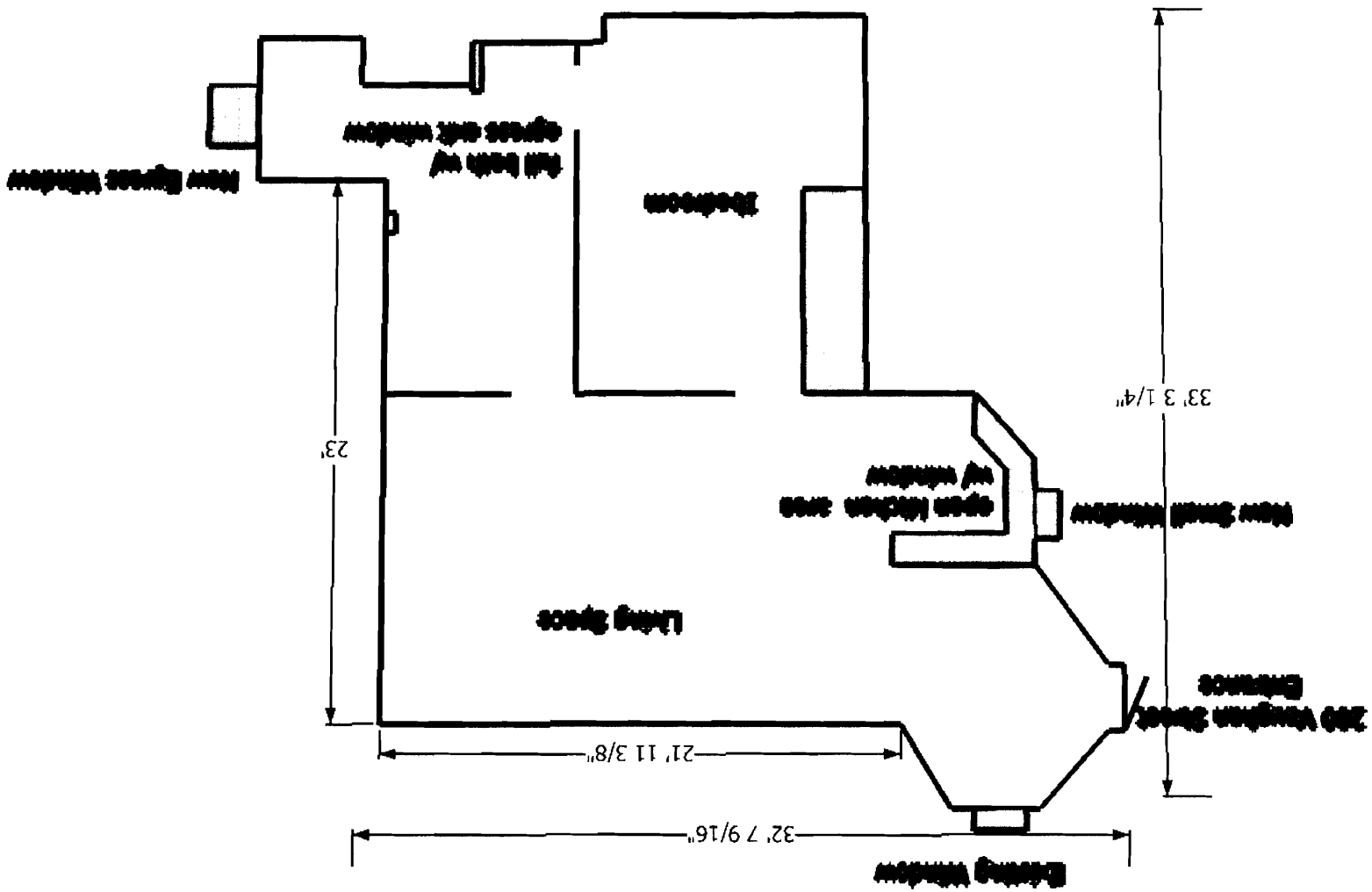


Current vent/window will be expanded to become a full egress window.



Current vent/window will be expanded to become a full egress window.







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Your Door Specifications

[Previous Door](#) [Next Door](#)



Door Options

[View Other Heights:](#)

[Cotillion \(4630\)](#)

[View Glass Detail](#)



General Information

Door Name: Cotillion (8'0")
 Door Number: 4630
 Door Series: Mastermark
 Door Type: 8'0" Exterior
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-1/4" Innerbond
 Moulding: Raised
 Glass: Leaded
 Caming: Brass

Standard Sizes*

Door Widths: 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

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Find a Dealer
Quickly locate the dealer nearest you.

Enter Zip Code [GO](#)

How did we do it?
Check out our new WaterBarrier™ technology.

Literature Request
Want more information? Request our latest literature.

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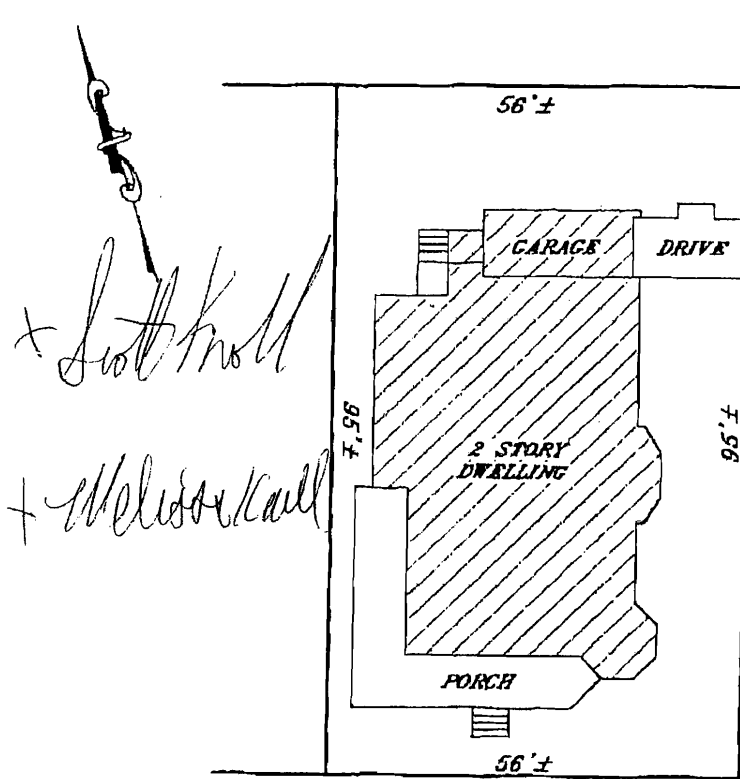
Copyright © 2007 Simpson Door Company. All rights reserved.

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING REGULATIONS, AND B) FIELD WORK DETERMINATION BY HORIZONTAL SCALING ON AERIAL PHOTOGRAPHS FROM A MAP. (3) THIS INSPECTION REPORTS ONLY ALL PROFESSIONAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE FILED ONLY BY THE BELOW LISTED LENDER TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY LENDER PART FOR BOUNDARY LINE LOCATIONS OR LAND AREA QUANTITIES. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 83 WEST STREET INSPECTION DATE: 12/7/04
PORTLAND, MAINE SCALE: 1" = 20'



+ Scott Knoll
+ Melissa Kall

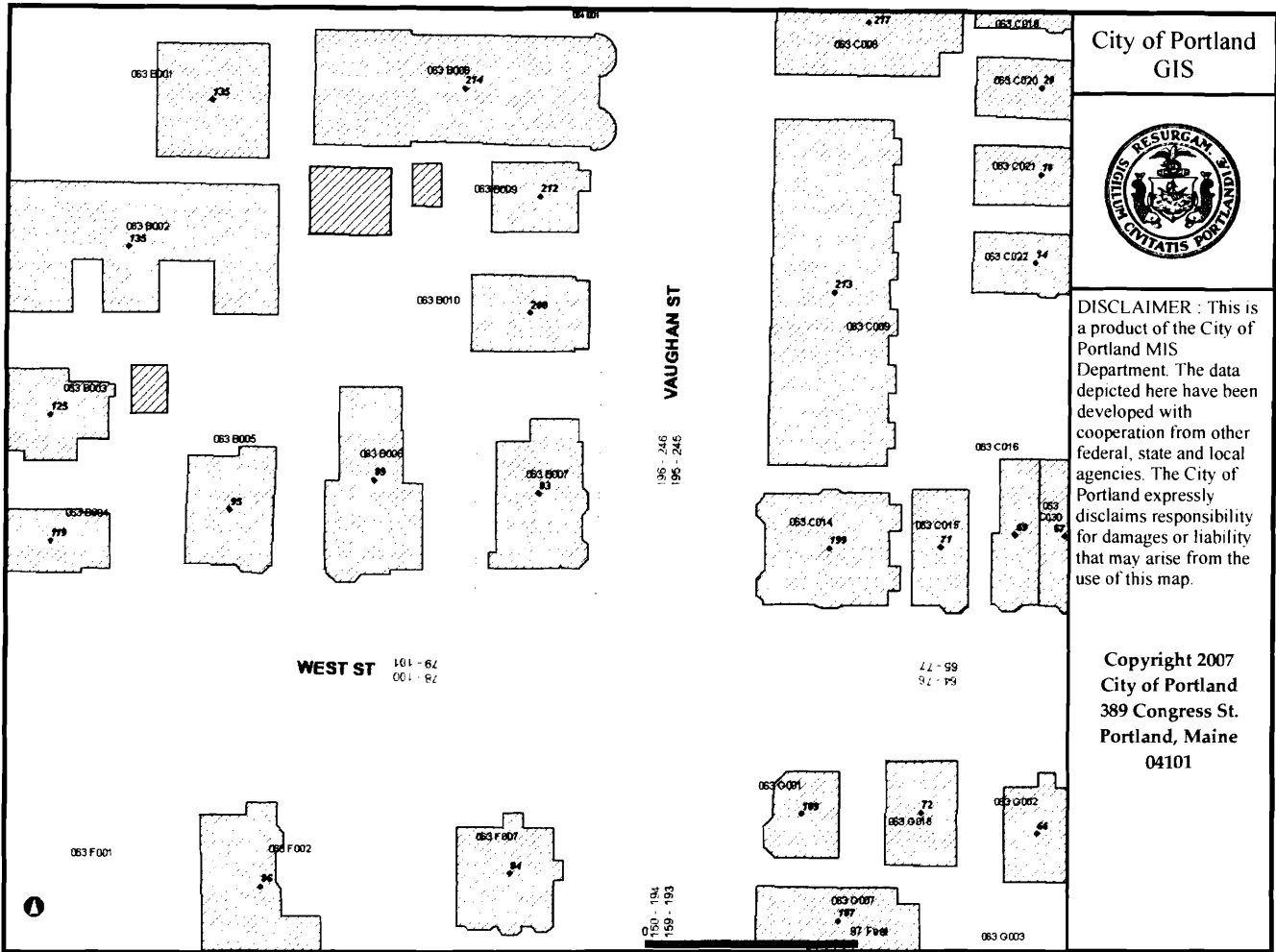
VAUGHAN STREET

APPARENT R/W
WEST STREET

INSP. BY HSL

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPOINTMENTS, IF ANY.

*OK by
C. M. Ferguson*



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

12/13/07
Talked to Melissa about
the practical difficulty to
add ~~the~~ ^{on to the} gauge script. I
mentioned the condition use
and she said that they did
meet with Mike. I told her
she should do both appeals
at the same time.





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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 10, 2007

Scott & Melissa Knoll
83 West Street
Portland, ME 04102

RE: 83 West Street – 063-B-007 – R-4 Zone – permit #07-1488

Dear Mr. & Mrs. Knoll,

I am in receipt of your permit application to change the use of your single family (the legal zoning use of your property) into a two family. As you may remember, such a use is a conditional use appeal to the Zoning Board of Appeals. Your current permit application will be on hold until such time that your conditional use appeal is granted by the Zoning Board.

I have enclosed a copy of the conditional use requirements which you must show that you meet for this conversion approval. I remember that there is one issue that you may not be meeting concerning the lower level dwelling unit requiring one-half of its floor-to-ceiling height above the average adjoining ground level. I had suggested that you speak with Mike Nugent, at that time the head of Inspection Services to go over required building codes for housing. Mike Nugent is no longer head of Inspection Services. Please feel free to contact Jeanie Bourke who is now head of Inspection Services.

If you can not meet one of the requirements listed within the ordinance, you will need to obtain a variance appeal first before you can get your conditional use appeal.

If you have any questions, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator



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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 6, 2005

Scott & Melissa Knoll
83 West Street
Portland, ME 04102

RE: 83 West Street – 063-B-007 – R4 – Commercial Business

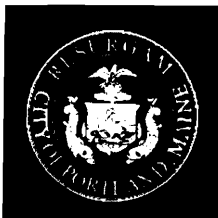
Dear Mr. & Mrs. Knoll,

It has come to our attention that the company Johnson and Jordan Mechanical Engineers is operating an office out of the basement of your house. Your house is located in the R-4 Residential Zone. Section 14 – 102 of the ordinance states the permitted uses for the R-4 Zone, and the office for mechanical engineers does not fall under a permitted use. I have enclosed a copy of section 14 –102 of the ordinance for your information. Our records also show that the most current use of this property was as a single-family dwelling. You need to get in touch with our office as soon as possible to either legalize this use if it is possible or remove the business from your house. Please call me at 874-8709 within the next thirty days to discuss this.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

January 23, 2006

Scott & Melissa Knoll
83 West Street
Portland, ME 04102

RE: 83 West Street – 063-B007 – R4 – Commercial Business.

Dear Mr. Knoll,

Thank you for your letter dated January 8, 2006. I appreciate your efforts to give us details of the history of the office space in your basement and your concern in trying to do the right thing. Unfortunately our records do not reflect all the uses of the office space that you listed in your letter. Our records show the original permit that Dr. Francis Fox applied for in October of 1953 to convert his basement into a doctor's office for his own practice. The letter that was part of the conditions of the approval of the permit stated that the use of the basement was "allowable under the Zoning Ordinance only if used by the occupant of the premises in conjunction with the living quarters above...Rental or lease of any office space to another doctor is therefore not permissible unless authorization for such a use could first be secured from the Board of Appeals." The only other building permit that we have on file that deals with this office space is when Dr. Fox installed an air conditioning system in March of 1954. We have no permits for any of the other uses that you listed in your letter and there are no records from the Zoning Board of Appeals for a change of use from an in-home doctor's office. It is also our understanding that the office space was vacant for the last eight years before you bought the home in December of 2004. Since the R4 zone does not allow offices, any legal nonconforming use would have been lost with the space being vacant for eight years.

You also said that when you were in the process of buying the house you spoke to someone from zoning about the allowable use of the office space. Until we actually have a permit pending we do not research previous permits to see what uses have been allowed. The records are open to the public for them to research to see if what they want to do is possible. As far as using the space as an apartment, Section 14-103 states that a lower level unit must have one-half of its floor to ceiling height above ground level. You mention that the space is partially below grade. Is it less than half below grade? A basement apartment might be possible depending on the height above grade.

Since you do not have an approved use through this office for the current business in the basement, the business must be vacated. You have thirty days from the date of this letter

to do so. We realize that it may take some time for Johnson and Jordon to relocate, so we will try to work with you on this. You have the right to appeal my decision concerning use of the basement. If you wish to exercise your right to appeal you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. At this point I would like to point out that Section 14-473(c)(4) of the ordinance states that the zoning board does not have the authority to grant an appeal because under specified variances prohibited it states that "No use permitted in business districts shall be permitted in any residential district." I have enclosed a copy of that section of the ordinance.

Please feel free to contact me if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709



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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

TO: WILLIAM HALL, CHAIR AND MEMBERS OF ZONING BOARD OF APPEALS

FROM: MARGE SCHMUCKAL, ZONING ADMINISTRATOR

SUBJECT: 83 WEST STREET, COR. 200 VAUGHAN STREET – 063-B-007 – R-4

DATE: MARCH 28, 2006

For this interpretation appeal I have attached copies of all the file records concerning this address. The key information on which a zoning determination was made is an October, 1953 permit which severely limits the doctor's offices situated within the basement and part of a single family dwelling. There is no separate file on record for 200 Vaughan Street. There are no other permits allowing a business use in the basement. There are several permits from the 1990's which state the use of the property to be a single family.

I believe that I do remember these folks coming into our office and asking about the continuation of an office use. As I tell everyone, they must check our building history records for what the zoning office considers the allowable use to be within a building. The owners were sure that the basement use was allowed. They declined from researching our files. I then always preface my answer, that if a use is allowed, it can continue as it was permitted. In this particular case, there were pretty specific conditions on the approval of the doctor's office.

Currently a variance by the Zoning Board of Appeals could not be granted under section 14-473 which prohibits the Board from granting a business use in a residential zone.

The applicants did ask me whether a dwelling unit could be added to the basement. I referred them to the conditional use section of the R-4 zone which outlines the conditions that must be met before the Zoning Board grants such an appeal. It appears that at least one criterion would need a variance prior to a conditional use. There is a requirement that a lower level dwelling unit have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level. I do not have a full application, but apparently most of the lower level basement is below grade other than an entryway that has been opened up by retaining walls.

1. Sheltered care group homes, as defined in section 14-47 of this article, for up to twelve (12) individuals, plus staff, and serving a primary population which is not handicapped persons, parolees, persons involved in correctional prerelease programs, or current illegal drug users, provided that:
 - a. A sheltered care group home shall not be located within five hundred (500) feet of another, as measured along street lines to the respective property lines;
 - b. There shall be no open outside stairways or fire escapes above the ground floor;
 - c. The facility shall make provision for adequate on-site staffing in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof.

The board of appeals may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.

Alteration of an existing structure to accommodate one (1) or more dwelling units provided that:

- a. No additional dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;

Conditional use APPEAL

You need to address each item in how you're specifically meeting that condition

See Next Pg

Address.
each story?
low you are
resting
ach
indication

- b. No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five (5) years;
- c. The alteration will not result in a total cubic volume increase of more than ten (10) percent within the immediately preceding five (5) years;
- d. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level; *THIS MAY BE A BIG ISSUE*
- e. No existing dwelling unit shall be decreased to less than one thousand (1,000) square feet of floor area;
- f. Three thousand (3,000) square feet of land area per dwelling unit shall be required;
- g. The project shall be subject to article V (site plan) of this chapter for site plan review and approval.
- h. Parking shall be provided as required in division 20 of this article.

3. Multiplex development with three (3) or more horizontally or vertically attached, or a series of such attached dwelling units and the construction of at least one (1) building, provided that:

- a. No open outside stairways or fire escapes above the ground floor shall be constructed;
- b. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units.
- c. Three thousand (3,000) square feet of land area per dwelling unit shall be required for the first three (3) dwelling units with a

1. Sheltered care group homes, as defined in section 14-47 of this article, for up to twelve (12) individuals, plus staff, and serving a primary population which is not handicapped persons, parolees, persons involved in correctional prerelease programs, or current illegal drug users, provided that:
 - a. A sheltered care group home shall not be located within five hundred (500) feet of another, as measured along street lines to the respective property lines;
 - b. There shall be no open outside stairways or fire escapes above the ground floor;
 - c. The facility shall make provision for adequate on-site staffing in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof.

The board of appeals may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.

2. Alteration of an existing structure to accommodate one (1) or more dwelling units provided that:
 - a. No additional dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;

- b. No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five (5) years;
 - c. The alteration will not result in a total cubic volume increase of more than ten (10) percent within the immediately preceding five (5) years;
 - d. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level;
 - e. No existing dwelling unit shall be decreased to less than one thousand (1,000) square feet of floor area;
 - f. Three thousand (3,000) square feet of land area per dwelling unit shall be required;
 - g. The project shall be subject to article V (site plan) of this chapter for site plan review and approval.
 - h. Parking shall be provided as required in division 20 of this article.
3. Multiplex development with three (3) or more horizontally or vertically attached, or a series of such attached dwelling units and the construction of at least one (1) building, provided that:
- a. No open outside stairways or fire escapes above the ground floor shall be constructed;
 - b. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units.
 - c. Three thousand (3,000) square feet of land area per dwelling unit shall be required for the first three (3) dwelling units with a